

COUNTY OF FAIRFAX, VIRGINIA

SPECIAL PERMIT RESOLUTION OF THE BOARD OF ZONING APPEALS

FRANCES A. MILLS, SP 2013-LE-080 Appl. under Sect(s). 8-301 of the Zoning Ordinance to permit a home child care facility. Located at 3426 Beechcraft Dr., Alexandria, 22306, on approx. 19,210 sq. ft. of land zoned R-4. Lee District. Tax Map 92-4 ((3)) (9) 30. Mr. Byers moved that the Board of Zoning Appeals adopt the following resolution:

WHEREAS, the captioned application has been properly filed in accordance with the requirements of all applicable State and County Codes and with the by-laws of the Fairfax County Board of Zoning Appeals; and

WHEREAS, following proper notice to the public, a public hearing was held by the Board on December 18, 2013; and

WHEREAS, the Board has made the following findings of fact:

1. The applicant is the owner of the land.
2. The present zoning is R-4.
3. The area of the lot is 19,210 square feet.
4. The Board notes that the applicant has owned the property for the past 25 years.
5. She also has 25 years of childcare experience as is noted by the staff.
6. She has a current state license that is valid through January 23, 2015.
7. The Board also notes that the staff recommends approval of this specific application.

AND WHEREAS, the Board of Zoning Appeals has reached the following conclusions of law:

THAT the applicant has presented testimony indicating compliance with the general standards for Special Permit Uses as set forth in Sect. 8-006 and the additional standards for this use as contained in the Zoning Ordinance.

NOW, THEREFORE, BE IT RESOLVED that the subject application is **APPROVED** with the following limitations:

1. This approval is granted to the applicant, Frances A. Mills, only and is not transferable without further action of the Board, and is for the location indicated on the application, 3426 Beechcraft Drive, and is not transferable to other land.
2. This special permit is granted only for the purpose(s), structure(s) and/or use(s) indicated on the plat entitled, "House Location Survey Lot 30, Block 9, Section 3, Hybla Valley, Also Vacated Portion of Thomas J. Stockton Parkway," prepared by James H. Guynn, Certified Land Surveyor., dated June 3, 1989, as revised by Frances Mills on September 18, 2013, and approved with this application, as qualified by these development conditions.


3. A copy of this Special Permit **SHALL BE POSTED in a conspicuous place on the property of the use** and be made available to all departments of the County of Fairfax during the hours of operation of the permitted use.
4. The maximum hours of operation of the home child care facility shall be limited to 7:00 a.m. to 6:00 p.m., Monday through Friday.
5. The room identified as "Recreation Room" on the floor plan included as Attachment 1 to these conditions shall be the only room used for sleeping in the basement
6. The room identified as "Bedroom #2" on the floor plan included as Attachment 1 to these conditions shall be the only bedroom on the upper level used for sleeping by the child care facility.
7. The dwelling that contains the child care facility shall be the primary residence of the applicant.
8. The maximum number of children on site at any one time shall be twelve, excluding the applicant's own children.
9. There shall be no signage associated with the home child care facility.

This approval, contingent upon the above-noted conditions, shall not relieve the applicant from compliance with the provisions of any applicable ordinances, regulations or adopted standards.

Pursuant to Sect. 8-015 of the Zoning Ordinance, this special permit shall automatically expire, without notice, six (6) months after the date of approval unless the use has been established as outlined above. The Board of Zoning Appeals may grant additional time to establish the use if a written request for additional time is filed with the Zoning Administrator prior to the date of expiration of the special permit. The request must specify the amount of additional time requested, the basis for the amount of time requested, and an explanation of why additional time is required.

Mr. Smith seconded the motion, which carried by a vote of 6-0. Ms. Theodore was not present for the vote.

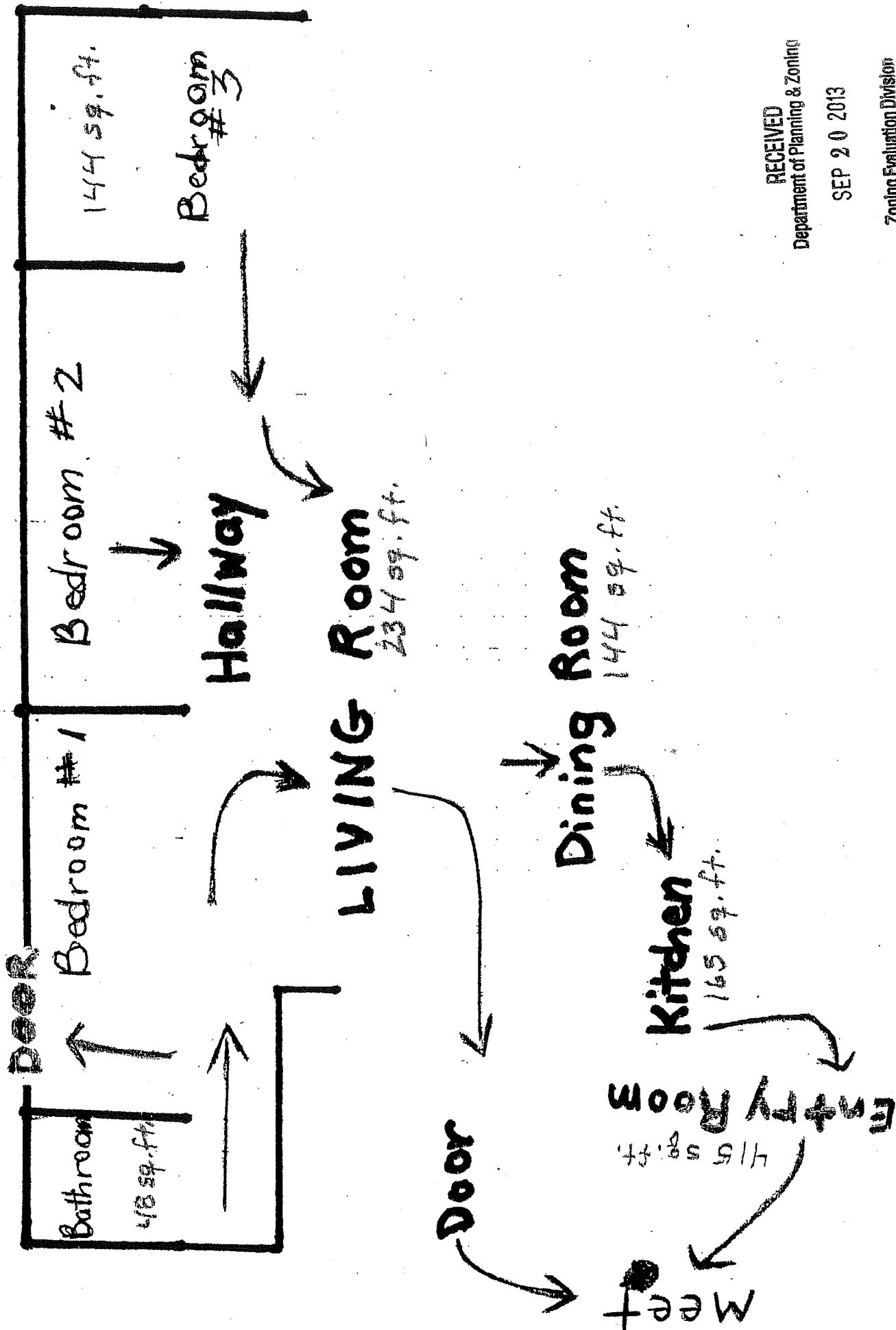
A Copy Teste:


Lorraine A. Giovinazzo, Deputy Clerk
Board of Zoning Appeals

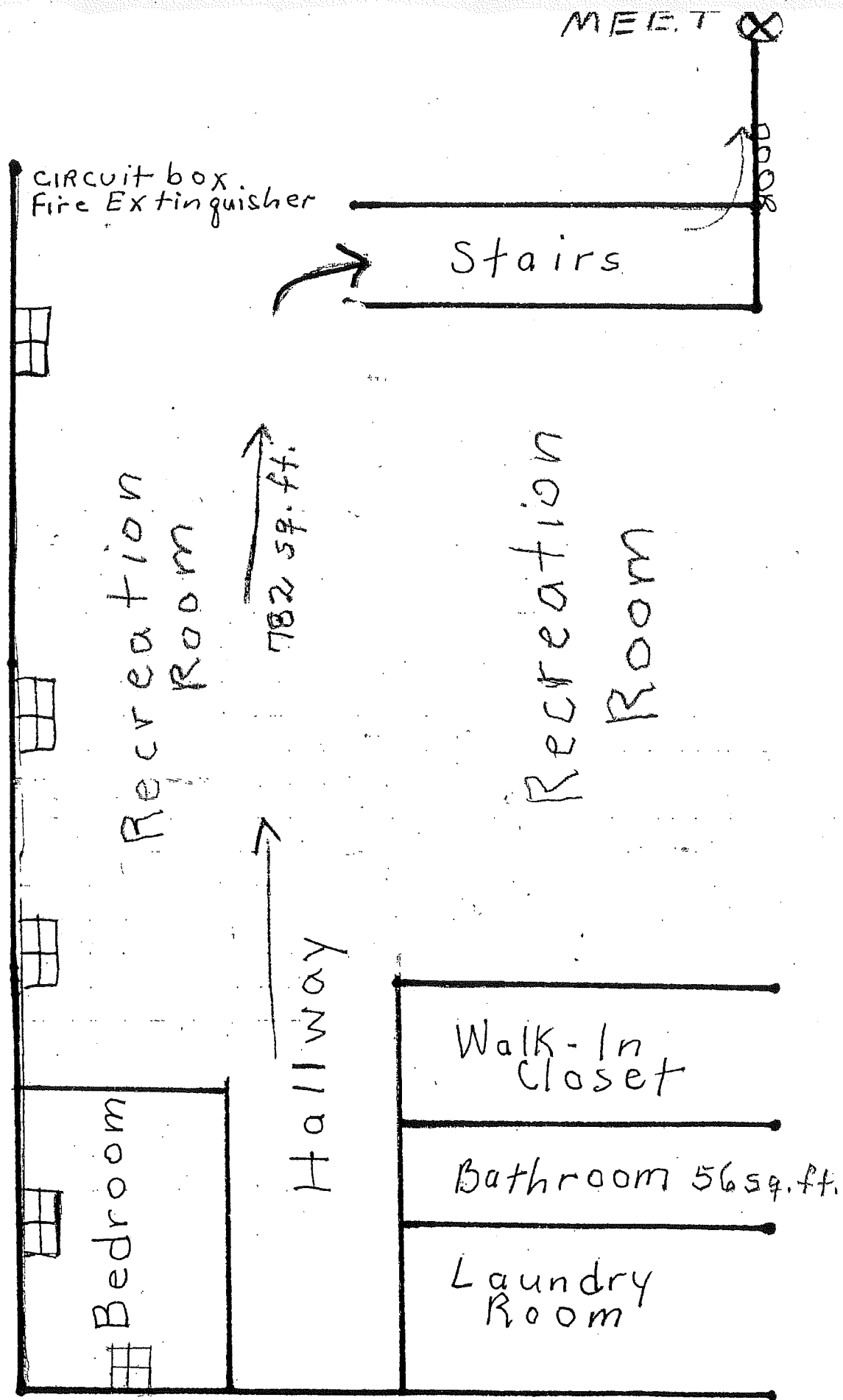
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Zoning Evaluation Division



First Floor Fire Evacuation Plan



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Basement Fire Evacuation Plan